

DUNE ACRES PLAN COMMISSION
MINUTES July 14, 2008

The meeting was called to order at 7:30 pm. Present were Thomas Cornwell, Jane Dickey, Lou Mellen, Dave Rearick, John Sullivan, and Jeffrey Swoger. Absent was John Norris. It was moved by Jane Dickey, with second by Jeffrey Swoger, that the minutes of the June 17, 2008 meeting be approved as presented. Favorable vote was unanimous.

The old business was the O'Connor addition at 54 Circle Drive. Lou Mellen, building commissioner, will contact him for follow-up measurements and construction specifics as requested.

The new business is the demolition of an existing structure and the construction of a new residence at 44 Circle Drive. Property owner Michael Mertz was present with his architect Fred Bamesberger. The present structure is non-conforming and the new structure will be in a different location on the lot which will retain the existing land contours. The plans also call for construction of a swimming pool and pool house between the residence and the beach. Relocation of the septic system has preliminary approval by the Porter County Health Department. Plan commission concerns are adequate side yard setbacks, bulk, and the number of stories. Further data regarding staging for demolition and construction, and larger drawings showing slopes and retaining walls were requested. The architect was advised that the side yards must total 28 feet and the house should be 2 stories only. The lot is 80 feet wide. On its southern end it narrows to 40 feet and provides access to Circle Drive. The proposed plan sites the residence in part on the transitional area between 80 feet and 40 feet. Side yard requirements would extend into this transitional area unchanged from the 80 foot wide lot requirement, i.e. a minimum of 10 feet and a total for both side yards of at least 28 feet. A lot must be at least 80 feet wide to be buildable.

Comments from the floor centered on the size and location of the pool and pool house, with discussion on accessory buildings. The neighbor to the east, Mr. Mayhercy, expressed concerns that the pool house was adjacent to his home.

There was discussion of the newly proposed demolition permit form. All items listed were approved, but additions regarding contractors, hazardous materials, staging, property protection, remediation and street repair were discussed. Formulation will continue.

The building commissioner noted that work at 22 Summit Drive seems to be exceeding the limits of the issued permit. The owner will be requested to provide more complete architectural plans.

Meeting adjourned at 9:15 pm.

Respectfully submitted,

Joan Rearick, secretary